



Connells

Charlwood Road
Luton

Charlwood Road
Luton LU4 0BU

for sale offers in excess of
£375,000



Property Description

Situated in a well-established residential area of Luton, this attractive three-bedroom semi-detached home offers spacious and practical accommodation, ideal for growing families.

The ground floor comprises a welcoming entrance porch leading into the hallway, a bright and comfortable lounge which flows through to a separate dining room, creating an excellent space for both everyday living and entertaining. The fitted kitchen is positioned to the rear of the property and is complemented by a convenient ground floor WC.

To the first floor, there are three well-proportioned bedrooms, including two generous doubles and a further good-sized single bedroom. A wet room serves the first-floor accommodation and provides a practical bathing solution.

Externally, the property benefits from off-street parking to the front, a garage providing additional storage or parking options, and a private rear garden, perfect for relaxing, gardening or hosting family and friends during the warmer months.

Conveniently located close to local amenities, schools and transport links, this fantastic home offers an excellent opportunity for buyers seeking comfortable family living in a desirable Luton location.

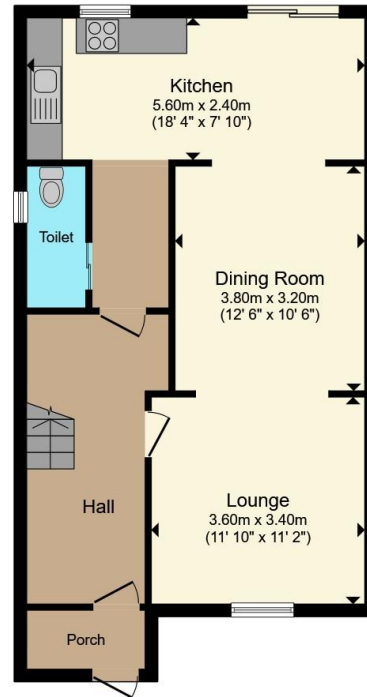
Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required

identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

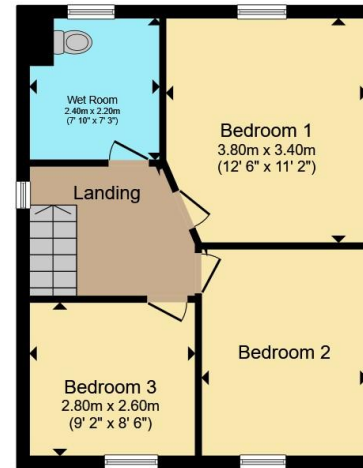








Ground Floor



First Floor

Total floor area 100.8 m² (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318551



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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